

APPROVED: Meeting No. 03-93

ATTEST: 

MAYOR AND COUNCIL
ROCKVILLE, MARYLAND
Meeting No. 01-93

January 11, 1993

The Mayor and Council of Rockville, Maryland, convened in General Session in the Council Chamber, Rockville City Hall, 111 Maryland Avenue, Rockville, Maryland, on January 11, 1993, at 7:30 p.m.

PRESENT

Mayor Douglas M. Duncan

Councilmember James F. Coyle

Councilmember Rose G. Krasnow

Councilmember James T. Marrinan

Councilmember David Robbins

In attendance: City Manager Bruce Romer, City Clerk Sharon Gran and City Attorney Paul Glasgow.

Re: City Manager's Report

1. A Happy New Year spot running on Cable Channel 53 was aired just prior to the meeting. Channel 53's audience is expanding with the latest report indicating that Rockville has a 60 percent penetration rate and the largest number of subscribers of any jurisdiction in the County. Our cable operations are funded solely by revenues generated, and staff continues to enhance the quality of our programming.

2. There will be a special presentation tonight at 8:15 p.m. before the Mayor and Council and Planning Commission regarding Town Center developments.

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Re: Proclamation declaring the week of January 18-24, 1993, as JAYCEE WEEK in Rockville.

Proclamation No. 01-93

By a unanimous vote of the Mayor and Council, the week of January 18-24, 1993, was declared JAYCEE WEEK in Rockville. Mayor Duncan read the Proclamation, the full text of which can be found in Proclamation File No. 8 of the Mayor and Council. Pat Wyckoff, President, and other members of the Rockville Junior Chamber of Commerce accepted the Proclamation.

Re: Citizens Forum

At this time, the Mayor opened the meeting to hear from any citizen who wished to address the Mayor and Council.

1. Joe Zetts, 121 Ritchie Parkway, commended City Manager Bruce Romer for forwarding him information regarding the Fleet Street, Wootton Parkway and Ritchie Center area. He expressed concern with this intersection, citing a serious accident which occurred last week, and recommended that some mechanism, such as "slow down" signs or a traffic light, be implemented to prevent any further accidents.

Mayor Duncan responded that staff would follow up in this matter.

2. Mansfield Kaseman, Community Ministries of Rockville, distributed brochures regarding this year's "Thanksgiving in February" event, co-sponsored by Community Ministry of Montgomery County and the Montgomery County Restaurant, Hotel & Licensed Beverage Association. Participating restaurants will donate ten percent of the gross receipts received on Tuesday, February 2, to feed the hungry in Montgomery County.

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There being no other citizens wishing to be heard, the Mayor closed the Citizens Forum portion of the meeting.

Re: Appointments

Upon motion of Councilmember Coyle, duly seconded and unanimously passed, Ken Coleman was appointed to a two-year term on the Advisory Commission on Public Education.

Upon motion of Councilmember Krasnow, duly seconded and unanimously passed, Judy Greenberg was reappointed to a two-year term on the Cultural Arts Commission.

Upon motion of Councilmember Robbins, duly seconded and unanimously passed, James Farrell and Helen Hillstrom were reappointed to two-year terms on the Economic Development Council. Ms. Hillstrom will serve as a Chamber of Commerce Representative.

Re: Approval of Minutes

Upon motion of Councilmember Robbins, duly seconded and unanimously passed, the minutes of Meeting No. 40-92 (December 14, 1992) were approved, as amended.

Upon motion of Councilmember Coyle, duly seconded, with Councilmember Robbins abstaining as he was not present at the meeting, the minutes of Meeting No. 41-92 (December 15, 1992) were approved, as written.

Re: Consent Agenda

Upon motion of Councilmember Marrinan, duly seconded and unanimously passed, the following Consent Agenda items were approved:

- A. Introduction of Ordinance to adopt Map Amendment Application M-59-92, Joseph A. Lynott, Jr., attorney for Marlo Furniture Company, Applicant.

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This application requests zoning reclassification of unimproved property located at the southwest corner of Rockville Pike and Richard Montgomery Drive (carnival grounds), Rockville, Maryland, from the present O-1, Office Building, and R-60, One-Family Detached Residential, to the RPC, Rockville Pike Commercial, Zone.

- B. Award of Bid No. 59-93 for renovation of Community Development and Public Works areas to Cobb Construction, Inc., for the low bid of \$71,970.

Sufficient funds are available for this bid award.

- C. Receipt of financial reports summarizing the results of City operations for the period from July 1, 1992 through November 30, 1992.

Re: Approval of Waiver No. 4-93 of on-site stormwater management for Lot 14, Block B of Roxboro's Second Addition on Roxboro Road.

Developer, Carlysle Communities, Inc., plans to construct a single-family house on the site.

Staff advised Councilmember Krasnow that the Rose Hill Falls facility is currently under construction and will be completed in time to receive the runoff from this site. Upon motion of Councilmember Coyle, duly seconded and unanimously passed, Waiver No. 4-93 of on-site stormwater management for Lot 14, Block B, Roxboro's Second Addition, was approved.

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Re: Adoption of Resolution to endorse the proposal of MHP Town Centre, Inc. for the development of mixed income housing in Rockville and financing by the Department of Housing and Community Development of the State of Maryland.

Mayor and Council approval is required in order for MHP Town Centre, Inc. to secure financing from the Department of Housing and Community Development.

Resolution No. 01-93

Mayor Duncan noted that the closing date for this project is January 25, and the City is pleased to see Montgomery Housing Partnership moving forward quickly. Upon motion of Councilmember Krasnow, duly seconded and unanimously passed, Resolution No. 01-93, the full text of which can be found in Resolution Book No. 10 of the Mayor and Council, was adopted to endorse the proposal of MHP Town Centre, Inc. for the development of mixed income housing in Rockville and financing by the Department of Housing and Community Development of the State of Maryland.

Re: Introduction of Resolution to enlarge the corporate boundaries of the City of Rockville - Annexation Petition No. X-112-92, Halcyon Associates, Petitioner.

This petition requests the annexation of a 61,210 square foot parcel of land located at 14616-14628 Southlawn Lane and known as Lot 20, Burgundy Park.

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The resolution to enlarge the corporate boundaries of the City of Rockville to include 1.2950 acres of land, more or less, of Halcyon Associates was duly introduced.

Re: Adoption of Resolution to set Public Hearing Date - Annexation Petition No. X-112-92, Halcyon Associates, Petitioner.

This resolution establishes a public hearing date of April 19, 1993, for Annexation Petition No. X-112-92.

Resolution No. 02-93

Upon motion of Councilmember Robbins, duly seconded and unanimously passed, Resolution No. 02-93, the full text of which can be found in Resolution Book No. 10 of the Mayor and Council, was adopted to establish a public hearing date of April 19, 1993, for Annexation Petition No. X-112-92.

Re: Introduction of Resolution to enlarge the corporate boundaries of the City of Rockville - Annexation Petition No. X-113-92, Mayor and Council of Rockville, Petitioner.

This is a proposal for annexation of 285.5 acres of land located in the northeast quadrant of the intersection of Shady Grove Road and Darnestown Road, including the Katherine G. Thomas Farm.

The City Manager stated that this property has been a major feature of long-range

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planning in the City for many years and is now designated as an urban growth area. The City is looking forward to welcoming the Thomas Farm into our community. It was noted by Councilmember Marrinan that this property also includes the Pearson parcel, and the City Manager advised that he had spoken with the attorney for the Pearson family who indicated they have no objection to this annexation.

The resolution to enlarge the corporate boundaries of the City of Rockville to include 286 acres of land, more or less, of Katherine Thomas, Montgomery County, Maryland, and Clarence D. and Virginia L. Pearson, was duly introduced.

Re: Adoption of Resolution to set Public Hearing Date - Annexation Petition No. X-113-92, Mayor and Council of Rockville, Petitioner.

This resolution establishes a public hearing date of April 19, 1993, for Annexation Petition No. X-113-92.

Resolution No. 03-93

Upon motion of Councilmember Marrinan, duly seconded and unanimously passed, Resolution No. 03-93, the full text of which can be found in Resolution Book No. 10 of the Mayor and Council, was adopted to establish a public hearing date of April 19, 1993, for Annexation Petition No. X-113-92.

Re: FYI/Correspondence

No Turn on Red Restriction - Maryland Route 189

The recent correspondence implies that efforts are being made to allow right turns on red except during school hours. Turning on the red arrow creates a dangerous situation, and

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Councilmember Marrinan noted that the State needs to resolve this as quickly as possible.

Neighborhood Services Division Statistics for 1992

Councilmember Marrinan commended staff for handling the increase in service calls. He referenced a letter from the Fallsmead Homes Corporation expressing appreciation for the efforts of Officer Wisda. Officer Chatmon was also recognized by Councilmember Marrinan for his efforts with a particular animal matter as was his supervisor, Lee Potter.

Maryland Department of Natural Resources

The Department's recent approval of the City's forest conservation program was noted by Councilmember Coyle.

Re: New Business

Mayor Duncan received a letter from Harriot Manley, President of the College Gardens Civic Association, asking for City support in painting Chesapeake Bay drainage signs on the City's stormwater drains. The Sierra Club has volunteered to do the actual painting, and Montgomery County has stencils and paint available.

The Council agreed to refer this matter to staff for appropriate follow-up.

A major topic at the recent National League of Cities conference was parental/sick leave. While the City does have a general policy of providing such leave for a valid purpose, Mayor Duncan requested that specific language regarding parental leave be added to the City's policy. It was agreed by the Council that this item would be included in the legislative recommendations which will accompany the FY94 budget.

Recent correspondence regarding large boats and trailers parked on residential streets was referenced by Councilmember Coyle. He noted that this matter should be referred to the

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Twinbrook Citizens Association in the hopes that they can provide suggestions and/or recommendations for dealing with this problem.

Re: Next Meeting

The Mayor and Council will hold public hearings on January 19 on the following two items: a petition to create a permit parking district on the south side of the 400 block of Beall Avenue; and Text Amendment Application T-132-92, Joseph A. Lynott, Jr., attorney for Marlo Furniture, Applicant, to change the parking quantity requirements of the Zoning Ordinance for furniture stores.

Councilmember Krasnow reminded everyone of the Martin Luther King, Jr. Day celebration to be held at Richard Montgomery High School on Monday at 2:00 p.m. The Rev. Dr. Joseph Lowery, President of the Southern Christian Leadership Conference, is the keynote speaker.

At this time (8:00 p.m.), the Mayor and Council recessed for 15 minutes, to reconvene at 8:15 p.m. for the presentation by Rockville Center, Inc. of their plans for the Rockville Metro Center and downtown Rockville.

Re: Rockville Center, Inc.'s
Plans for the Rockville
Metro Center and downtown
Rockville

Mark Troen, Vice President of Rockville Center, Inc. (RCI), presented their plans which included the following highlights:

- o The existing project, known as "Rockville Mall," would be demolished in phases.
- o The former site would be subdivided into new city blocks by new streets and the extension of existing streets.
- o The proposed development will cover approximately five new city blocks on the site of

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the existing Rockville Town Center and will incorporate 1.5 million square feet of mixed-use space in a pedestrian-friendly environment. More than 160,000 square feet will be devoted to theaters, shops and restaurants. Office buildings would range from 350,000 to 500,000 square feet. A multi-story residential apartment or condominium complex with underground parking would be built on Maryland Avenue to complement the nearby Victoria condominiums.

- o Space for 3,000 cars will be included, along with on-street parking.
- o RCI anticipates that it will take ten years to complete the project at a cost of \$300 million. The City will be contributing six million dollars for infrastructure improvements, and Montgomery County and the State of Maryland are each being asked to provide a similar amount. Additional funds for the construction of a parking garage on Middle Lane would be financed through revenue bonds to be repaid from parking revenues. RCI will contribute more than 50 percent of the infrastructure costs.

Mayor Duncan advised that a public hearing on this proposal would be held by the Mayor and Council on Tuesday, February 23, 1993, at 7:30 p.m. in the Council Chambers at City Hall. Within the next couple of weeks, copies of the proposal and agreement will be mailed to interested individuals, citizen association presidents and board and commission chairpersons for review prior to the public hearing.

Re: Adjournment

There being no further business to come before the Mayor and Council, the meeting was adjourned at 8:48 p.m., to convene again in Public Hearing at 7:30 p.m. on January 19, 1993, or at the call of the Mayor.